

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, August 25, 2010  
Conference Room 3  
Newington Town Hall  
131 Cedar Street, Newington, CT 06111  
7:00 p.m.

## A G E N D A

### I. ROLL CALL

### II. PUBLIC HEARINGS

- A. Petition 31-10 – 3310 Berlin Turnpike Peter R. Knaus 150 Production Court New Britain, CT 06051 applicant, MKU, LLC property owner request for Special Exception Section 3.15.6 place of recreation and assembly for 6200 square foot fitness facility, PD Zone District.

### III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

### IV. MINUTES

August 11, 2010 – Regular Meeting

### V. COMMUNICATIONS AND REPORTS

### VI. NEW BUSINESS

None

### VII. OLD BUSINESS

- A. Petition 13-10 – Zoning Regulations Amendment, Section 3.11 Special Exception Permitted in B Business Zone and Section 3.19 Special Exceptions Permitted in PD Planned Development zones to permit “auto related uses such as, sale, service, rental and repair of motor vehicles by Special Exception subject to compliance with Section 6.11 of these regulations” Wex-Tuck Realty, LLC applicant represented by Attorney Vincent F. Sabatini, 1 Market Square, Newington, CT 06111. Referral to Capital Region Council of Government and Central Connecticut Regional Planning Agency required. Public hearing closed, sixty-five day decision period ends October 1, 2010.
- B. Petition 18-10 - 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for re-subdivision, PD Zone District. Hearing closed July 14, 2010. Sixty-five day decision period ends September 17, 2010.

- C. Petition 19-10 – 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for Special Exception Section 3.19.2 Residential Use, 60 units PD Zone District. Public hearing closed, sixty-five day decision period ends October 1, 2010.
- D. Petition 20-10 199 Deming Street, golf driving range property Sphinx Shriners AAONMS 3066 Berlin Turnpike, Newington owners, Alan Bongiovanni 170 Pane Road Newington, CT applicant request for site plan approval residential development, 60 units, PD zone District. Inland Wetlands Agency Report required. Sixty-five day decisions period ends October 1, 2010.
- E. Petition 28-10 – 72 Pane Road Winners Chapel International, 50 High Street New Britain, CT 06051 applicant, John Melonopoulos c/o Rockland Trust, P.O. Box 427 Rockland, MD 02370 owner, request for Special Exception Section 3.2.1 Place of Worship PD Zone District. Sixty-five day decision period ends October 15, 2010.
- F. Petition 29-10 - Metropolitan District Commission 50 Murphy Road, Hartford, CT owner and applicant, Mr. Carlos Cruz Interim Manager Maintenance/Solid Waste, request for Special Exception Section 3.2.2 Public Utility Installation for emergency generator systems at: Carr Avenue, Eagle Drive, Eighth Street, Old Farms Drive, Vexation Hill and Windmill Lane pump stations. Inland Wetlands Report required. Sixty-five day decision period ends October 15, 2010.

**VIII. PETITIONS FOR SCHEDULING** (TPZ September 7, 2010 and September 22, 2010)

**IX. PUBLIC PARTICIPATION**  
(For items not listed on agenda)

**X. REMARKS BY COMMISSIONERS**

**XI. STAFF REPORT**

- A. Review of 2020 POCD Layout for Printing

**XII. ADJOURNMENT**

Submitted

Edmund J. Meehan, Town Planner